

**Subject:** Fwd: Westchester Family YMCA Playground Project  
**From:** Donald Duckworth <duckworth.donald@gmail.com>  
**Date:** 09/22/2016 05:27 PM  
**To:** miki@drollingerproperties.com, andy@drollingerproperties.com

Fyi; per our discussion.

----- Forwarded message -----

From: "Loussararian, John" <[JohnLoussararian@ymcala.org](mailto:JohnLoussararian@ymcala.org)>  
Date: Sep 22, 2016 11:57 AM  
Subject: Westchester Family YMCA Playground Project  
To: "Sally Dorman" <[SDorman@kaboom.org](mailto:SDorman@kaboom.org)>, "Jennifer McBarnette" <[JMcBarnette@kaboom.org](mailto:JMcBarnette@kaboom.org)>  
Cc:

Sally Dorman,

This letter is to provide you an update on the YMCA Community Playground Project. We truly appreciate the opportunity to apply for the Build it with KaBOOM! grant and we have been doing everything in our power to move the process forward. It has been nearly one year since we began our planning efforts and have been in discussions with KaBOOM!. Since that time, a YMCA/Community Task Force was created, dozens of meetings and phone calls have taken place, a successful \$20,000 fundraiser has been held, and there has been positive press and neighborhood feedback. This project has already been bringing the community together and those with children and grandchildren have been eagerly awaiting updates.

As part of the planning process, both Westchester and the Greater Los Angeles Boards have been involved. In addition to the KaBOOM! requirements regarding minimum park square footage, land levelling, and installation, the Y Boards have included additional risk management measures which have significantly added to the site prep cost. The primary cost drivers are related to fencing and ADA requirements, both crucial elements needed to make a park on private property available to the entire community, non-YMCA members. A 6ft fence needs to be installed with a keypad entry system and it is our understanding that in order for the park to be ADA compliant a new ramp would need to be built from the sidewalk. These costs combined with other minor items, has been quoted to us at \$92,000. Excluding the \$8,500 we need to contribute toward the equipment cost, puts us over \$80,000 short. At this time we think the bids are excessively high and are also based on a scope that can hopefully be revised to lower the cost.

We can use your help. If possible, we would like for the funding partner to consider bringing this additional scope, or a portion of into the charitable donation, and if necessary, downsize the scope of the playground equipment to help offset the cost of site prep. Additionally, there might be some requirements that we can further discuss. For example, in order to accommodate the KaBOOM! build, additional area needs to be added which requires new dirt and a retaining wall to meet the 2,500 sq. ft. area. Building within the current confines of the triangle park, which is 1,800-2,100 sq. ft. should assist with reducing site preparation costs.

We would be thrilled to keep the conversation going with KaBOOM!. I look forward to our conference call next Tuesday, when hopefully we can discuss any arrangements to have additional costs addressed.

Sincerely,

**John Loussararian**

**Executive Director**

WESTCHESTER FAMILY YMCA

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